



## Nisa Local & Springfield Post Office

Ref: 5813152

2 Springfield Close, Rowley Regis, Birmingham, B65 8JZ

Freehold: £1,000,000

Great location with good transient trade

Advised weekly turnover of approx. c. £21,000

Close to a number of amenities

Opportunity to increase turnover further

Good sized plot with good frontage

Located in a densely populated residential area. EPC Rating C.

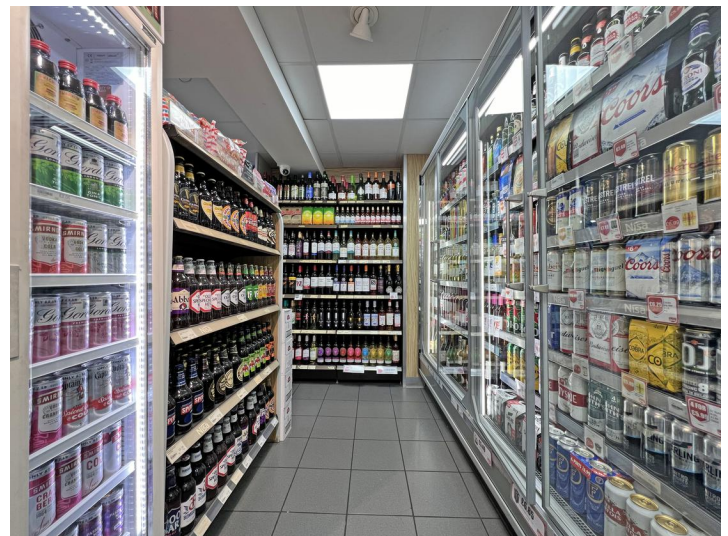


The Nisa in Rowley Regis offers an excellent opportunity for an experienced operator to acquire a business with scope to increase the turnover. The store will suit a multi operator who is looking to build on the excellent foundation of the current operator or a first-time buyer who is looking to delve into the convenience sector.



### Location

The Nisa is well located in Rowley Regis a town and former municipal borough in Sandwell in the county of the West Midlands. Rowley Regis is a densely populated residential area with c. 39,000 people according to the 2021 Census. The store is approximately 15.3 miles to Birmingham and 2.7 miles to Dudley respectively. As a result, the area has good public transport and a great road network with easy access to the M5. The closest railway station is Rowley Regis Station, which provides good links to all the major cities across the UK. Rowley Regis offers a wide variety of amenities ranging from shops, restaurants, cafes, medical institutions a secondary and primary school.



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## Tenure

The property is available for Freehold.

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## Trading Information

We are in receipt of the accounts ending 30th September 2022. The seller's accountant is preparing the 2023 accounts. We have been advised of a weekly turnover of £21,000 per annum and a PO commission of c. £29,000 per annum.



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## Fixtures & Fittings

All fixtures and fittings will be listed before an exchange of contract in a detailed inventory.

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## Business Rates

The current rateable value is £14,500 as of the 1st of April 2023.



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## Internal Details

Internally the retail trading area extends to approximately 1,038 sq.ft. The trading area has several central gondola units with a number of dedicated chillers and freezers around the perimeter of the shops trading area. The payment kiosk is located to the right-hand side of the entrance which showcase a range of alcoholic spirits and cigarettes. To the rear of the trading area is a large storeroom and access to the owner's accommodation.

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## Owner's Accommodation

The owner's accommodation spans over two floors. On the ground floor there is an open planned kitchen diner. Meanwhile the first floor offers 5 good sized bedrooms, a family bathroom and two storerooms, one which could be made into a 6th bedroom if warranted. The property also benefits from a first-floor balcony which offers excellent views across the landscape. To the rear is a good-sized garden which is self-contained.

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## External Details

Externally, the property benefits from ample on-road parking to the front of the store.



## Trading Hours

The store currently opens 7:30am – 9pm Monday to Sunday.

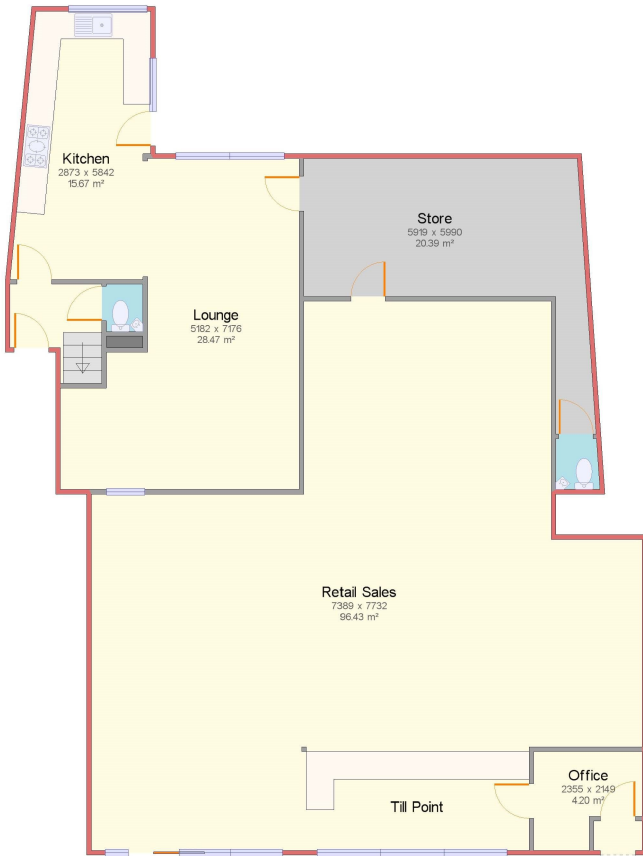


## Staff

A staff schedule can be provided upon request

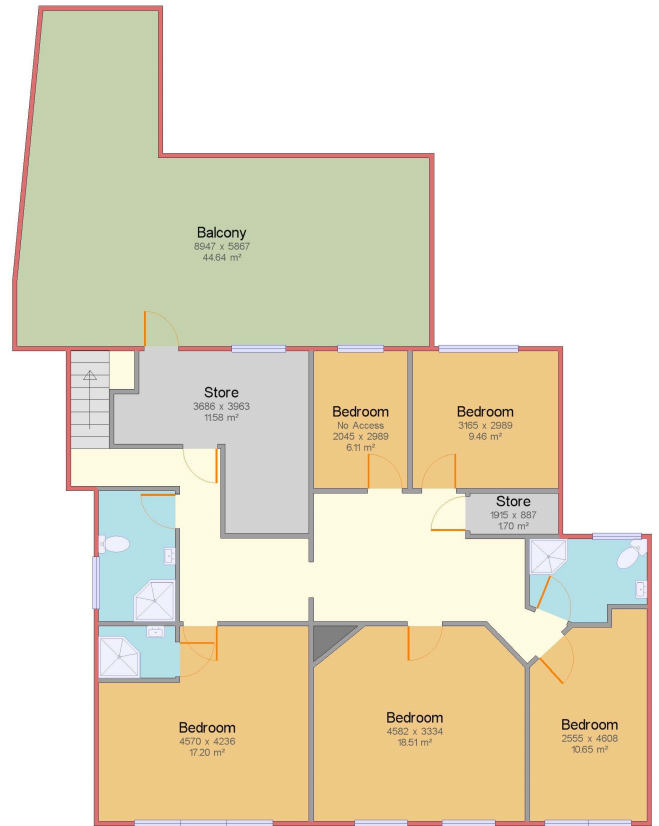


Gross internal area: 186.85 m<sup>2</sup> (2011.3 ft<sup>2</sup>)



Ground Floor

Gross internal area: 160.09 m<sup>2</sup> (1723.2 ft<sup>2</sup>)



1st Floor

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189